



Comment Summary

PL201600050

Application #: PL201600050

Address: 8100 PILLSBURY AVE S, BLOOMINGTON, MN 55420.

Request: **Conditional use permit for outdoor storage as a primary use and variances for site improvements.**

Meeting: Pre-Application DRC – November 8, 2014
Post Application DRC – April 12, 2016
Planning Commission - May 05, 2016
City Council - May 16, 2016

Public Works Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Provide civil plans for the project. Plan sheets may include grading, drainage, utility, erosion control, traffic control, civil site, etc.
- 2) A Minnesota licensed civil engineer must design and sign all civil plans.
- 3) Utility as-builts must be provided prior to issuance of Certificate of Occupancy.
- 4) Contractor shall obtain a Public Works permit for obstructions and concrete work within the right-of-way. Permit is required prior to removals or installation. Contact Brian Hansen (952-563-4543, bhansen@BloomingtonMN.gov) for permit information.
- 5) Contractor shall obtain a Public Works permit for underground work within the right-of-way. Permit is required prior to removals or installation. Contact Utilities (952-563-4568) for permit information.
- 6) Restore City street by complying with the City Street Improvement Policy; contact Utilities (952-563-4568) for the requirements and show this on the plan.
- 7) Temporary street signs, lighting, and addresses shall be provided during construction.

Traffic Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 1) Move landscaping, pond, retaining wall, or other structure out of right-of-way or easement.
- 2) All public sidewalks shall not be obstructed.
- 3) Storage of materials or equipment shall not be allowed on public streets or within public right-of-way. (Add to removal, utility or site plan sheets)
- 4) Where is the proposed driveway? Off the alley? There are a lot of future driveways but it is not clear where the proposed one is.

- 5) Provide appropriate MMUTCD references for signs proposed for circulating traffic. All private signage must be installed outside of the city right-of-way.
- 6) All parking stall striping must be painted white. Parking islands must be 3-feet shorter than the parking stall and 8-feet wide.
- 7) All construction and post-construction parking and storage of equipment and materials must be on-site. Use of public streets for private construction parking, loading/unloading, and storage will not be allowed.
- 8) Either use the existing curbcuts on 81st St and Pillsbury Ave or fill them in with B618 Curb + Gutter
- 9) New driveways must use a commercial DWY entrance detail
- 10) Add detail of 1" high mountable curb and B612 to plan.
- 11) The curb and apron entrance to the alley was removed/replaced with the 2012 Reconstruction Project. I'm not sure if this opening location has been updated on this plan.
- 12) Need to discuss moving the alley with the city. It currently is not in the city's construction plan. The current proposed project stops East of this site.

Water Resources Review Contact: Jen Desrude at jdesrude@BloomingtonMN.gov, (952) 563-4862

- 2) An erosion control bond is required.
- 3) Submit a copy of Nine Mile Creek Watershed District permit and comments prior to issuance of City of Bloomington permits (www.ninemilecreek.org)
- 4) Add note to plan - contact Utilities Division (952-563-8777) regarding permit for storm sewer construction.
- 5) An Erosion Control Plan shall be provided which includes:
 - o Erosion Control BMP locations shown on the plan.
 - o Notes for maintenance (1/3 capacity, damage, tracking onto streets-show rock entrance and inlet protection) and inspection (who is responsible, frequency), etc., consistent with the MPCA Protecting water Quality in Urban Areas BMP Manual (Nov. 2000).
 - o Use approved inlet protection at all active storm sewer inlets; only basket or sack style in traffic areas.
 - o Include turf establishment plan.
- 6) A Stormwater Management Plan/Report shall be provided which includes:
 - o Stormwater Rate Control – No net increase in runoff.
 - o Storm Water Volume Control – no increase in volume.
 - o Water Quality Treatment meeting requirements of Bloomington Comprehensive Surface Water Management Plan (CSWMP)
www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/waterres/waterres.htm#mgmtplan
 - o Maintenance Schedule/Plan for Stormwater BMP signed by property owner to be filed on record with Hennepin County. Proof of filing must be submitted to Engineering.
 - o Provide narrative and calc's for ads system.

Planning Review Contact: Mike Centinario at mcentinario@BloomingtonMN.gov, (952) 563-8921

- 1) The applicant is proposing a Conditional Use Permit for exterior storage as a primary use along with three variances. The three setbacks are to allow: 1) a reduction of the minimum landscape yard along W. 81st St. from 20 feet to 10 feet; 2) a reduction of the internal properties lines from 5 to 0 feet; and 3) no lighting of the exterior storage lot.
- 2) The exterior storage lot has been operating under Temporary and Interim Use Permits for many years. The most recent permit expired in August 2014.
- 3) For past projects, City staff has been supportive of exterior storage sites if the property meets Code-requirements. These Code requirements relate to minimum setbacks from streets and property lines, screening storage material, landscaping, exterior lighting, and stormwater management. While meeting some of these requirements, not all standards are met.
- 4) The landscaping plan provided, which includes 14 shrubs and 6 trees, meets the minimum landscaping requirement.
- 5) A minimum 20-foot landscape yard is required along all street frontages. The 20-foot landscape yard is met along Pillsbury Avenue. Although an existing condition, to become Code complying, a 20-foot landscape yard must be accommodated along W. 81st Street. Staff is not supportive of a variance to reduce the 20-foot landscape yard.
- 6) The minimum 5-foot setback along interior property lines is not met. Staff does not support a variance to reduce the interior setback from 5 to 0 feet.
- 7) If the applicant proposes an exterior storage plan that meets Code requirements related to setbacks, screening, landscaping, lighting, and stormwater, staff is generally supportive. However, because a number of Code-requirements are not being met, staff will not support the Conditional Use Permit and Variances. Section 2.98.01 of the City Code establishes findings for Variances. Staff does not believe these findings are met. Further, Section 21.501.04 of the City Code establishes findings for Conditional Use Permits. Staff does not believe these findings are being met due to Code-requirements not being satisfied.

Building Department Review Contact: Duke Johnson at djohnson@BloomingtonMN.gov, (952) 292-1563

Fire Department Review Contact: Laura McCarthy at lmccarthy@BloomingtonMN.gov, (952) 563-8965

- 1) Maintain orderly storage to allow for fire department access.
- 2) Gates to fenced areas to be easily defeatable by responding emergency responders. Chain and padlock is an acceptable security measure that can be defeated.

Environmental Health Review Contact: Mike Thissen at mthissen@BloomingtonMN.gov, (952) 563-8981

- 1) has current orders to remove everything off this property

Assessing Review Contact: Kent Smith at ksmith@bloomingtonmn.gov, (952) 563-4975

- 1) Since it appears that platting is not necessary, there will be no park dedication.